

070.0

0003

0008.0

Map

Block

Lot

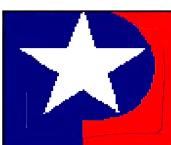
1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 1,657,600 / 1,657,600  
 USE VALUE: 1,657,600 / 1,657,600  
 ASSESSED: 1,657,600 / 1,657,600



**Patriot**  
Properties Inc.

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 95 |        | BEVERLY RD, ARLINGTON |

## OWNERSHIP

Unit #:

|                                    |  |
|------------------------------------|--|
| Owner 1: ALLEN THOMAS H & CAROLE E |  |
| Owner 2:                           |  |
| Owner 3:                           |  |

|                         |  |
|-------------------------|--|
| Street 1: 95 BEVERLY RD |  |
| Street 2:               |  |

|                     |            |
|---------------------|------------|
| Twn/City: ARLINGTON |            |
| St/Prov: MA         | Cntry      |
| Postal: 02474       | Own Occ: Y |

|                |       |
|----------------|-------|
| PREVIOUS OWNER |       |
| Owner 1:       |       |
| Owner 2:       |       |
| Street 1:      |       |
| Twn/City:      |       |
| St/Prov:       | Cntry |
| Postal:        |       |

|  |  |
|--|--|
| NARRATIVE DESCRIPTION  |  |
| This parcel contains .378 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Clapboard Exterior and 4258 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms. |  |

|                   |            |
|-------------------|------------|
| OTHER ASSESSMENTS |            |
| Code              | Descrip/No |

|        |          |
|--------|----------|
| Amount | Com. Int |
|        |          |

|                  |      |
|------------------|------|
| PROPERTY FACTORS |      |
| Item             | Code |

|             |     |       |      |             |
|-------------|-----|-------|------|-------------|
| Description | %   | Item  | Code | Description |
| SINGLE FA   | 100 | water |      |             |

|   |  |         |  |  |
|---|--|---------|--|--|
| o |  | Sewer   |  |  |
| n |  | Electri |  |  |

|            |        |  |
|------------|--------|--|
| Census:    | Exempt |  |
| Flood Haz: |        |  |

|   |  |        |  |
|---|--|--------|--|
| D |  | Topo   |  |
| s |  | Street |  |

|   |  |      |  |
|---|--|------|--|
| t |  | Gas: |  |
|   |  |      |  |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact    | Use Value | Notes   |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|---------|-----------|---------|
| 101      | One Family  |          | 16460       |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 0.83 | 4     |             |           |        |   |        |   |        |   | View            | 50        |   |           |        | 959,483 |           | 959,500 |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 16460.000 | 692,400        | 5,700      | 959,500    | 1,657,600   |                   | 44936     |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 10/27/18  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             | Parcel ID     | 070.0-0003-0008.0 | USER DEFINED |        |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|--------------|--------|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes             | Date         |        |
| 2022                | 101 | FV  | 692,400    | 5700      | 16,460.   | 959,500    | 1,657,600   |               | Year end          | 12/23/2021   | !6011! |
| 2021                | 101 | FV  | 669,500    | 5700      | 16,460.   | 959,500    | 1,634,700   |               | Year End Roll     | 12/10/2020   |        |
| 2020                | 101 | FV  | 669,400    | 5700      | 16,460.   | 959,500    | 1,634,600   |               | Year End Roll     | 12/18/2019   |        |
| 2019                | 101 | FV  | 498,500    | 5700      | 16,460.   | 959,500    | 1,463,700   |               | Year End Roll     | 1/3/2019     |        |
| 2018                | 101 | FV  | 498,500    | 5700      | 16,460.   | 822,400    | 1,326,600   |               | Year End Roll     | 12/20/2017   |        |
| 2017                | 101 | FV  | 498,500    | 5700      | 16,460.   | 767,600    | 1,271,800   |               | Year End Roll     | 1/3/2017     |        |
| 2016                | 101 | FV  | 498,500    | 5700      | 16,460.   | 657,900    | 1,162,100   |               | Year End          | 1/4/2016     |        |
| 2015                | 101 | FV  | 459,300    | 5700      | 16,460.   | 589,400    | 1,054,400   |               | Year End Roll     | 12/11/2014   |        |

| SALES INFORMATION |           |      |          |           |            |    |     | TAX DISTRICT |  |  |  | PAT ACCT. |  |  |       |
|-------------------|-----------|------|----------|-----------|------------|----|-----|--------------|--|--|--|-----------|--|--|-------|
| Grantor           | Legal Ref | Type | Date     | Sale Code | Sale Price | V  | Tst | Verif        |  |  |  |           |  |  | Notes |
|                   | 850-59    |      | 1/1/1901 | Family    |            | No | No  | N            |  |  |  |           |  |  |       |
|                   |           |      |          |           |            |    |     |              |  |  |  |           |  |  |       |

| BUILDING PERMITS |        |          |         |     |            |          |            |                |            |              |     | ACTIVITY INFORMATION |  |  |  |  |  |  |  |  |  |  |  |
|------------------|--------|----------|---------|-----|------------|----------|------------|----------------|------------|--------------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|
| Date             | Number | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment        | Date       | Result       | By  | Name                 |  |  |  |  |  |  |  |  |  |  |  |
| 5/22/2019        | 713    | Re-Roof  | 10,960  | C   |            |          |            |                | 10/27/2018 | Inspected    | PH  | Patrick H            |  |  |  |  |  |  |  |  |  |  |  |
| 9/27/2011        | 1189   | Re-Roof  | 12,474  |     |            |          |            |                | 10/22/2018 | MEAS&NOTICE  | BS  | Barbara S            |  |  |  |  |  |  |  |  |  |  |  |
| 4/20/2004        | 289    | Addition | 227,316 | C   |            | G6       | GR FY06    | KIT REDO       | 2/12/2009  | Meas/Inspect | 294 | PATRIOT              |  |  |  |  |  |  |  |  |  |  |  |
| 5/7/2003         | 334    | New Wind | 5,270   |     |            | G6       | GR FY06    | 5 REPL WNDWS   | 3/9/2005   | Permit Visit | BR  | B Rossignol          |  |  |  |  |  |  |  |  |  |  |  |
| 1/4/1999         | 2      | Dormers  | 65,000  |     |            |          |            | DORMER         | 11/2/1999  | Mailer Sent  |     |                      |  |  |  |  |  |  |  |  |  |  |  |
| 3/5/1992         | 60     | Manual   |         |     |            |          |            | CHIMNEY REPAIR | 10/8/1999  | Measured     | 263 | PATRIOT              |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |          |         |     |            |          |            |                | 6/28/1999  |              | PM  | Peter M              |  |  |  |  |  |  |  |  |  |  |  |

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

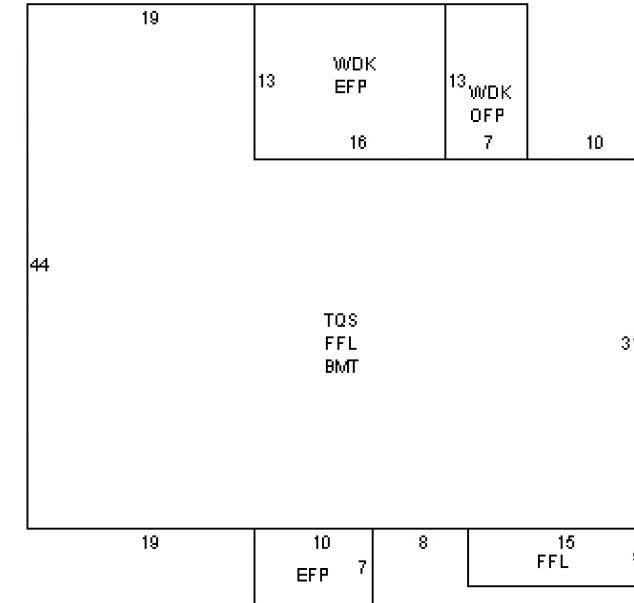
|               |                  |
|---------------|------------------|
| Type:         | 5 - Cape         |
| Sty Ht:       | 1T - 1 & 3/4 Sty |
| (Liv) Units:  | 1 Total: 1       |
| Foundation:   | 1 - Concrete     |
| Frame:        | 1 - Wood         |
| Prime Wall:   | 2 - Clapboard    |
| Sec Wall:     | %                |
| Roof Struct:  | 1 - Gable        |
| Roof Cover:   | 1 - Asphalt Shgl |
| Color:        | GREEN            |
| View / Desir: |                  |

**BATH FEATURES**

|            |   |                   |
|------------|---|-------------------|
| Full Bath: | 2 | Rating: Good      |
| A Bath:    | 1 | Rating: Excellent |
| 3/4 Bath:  |   | Rating:           |
| A 3QBth:   |   | Rating:           |
| 1/2 Bath:  | 1 | Rating: Good      |
| A HBth:    |   | Rating:           |
| OthrFix:   |   | Rating:           |

**COMMENTS**

|  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|

**SKETCH****GENERAL INFORMATION**

|               |              |
|---------------|--------------|
| Grade:        | B - Good (-) |
| Year Blt:     | 1950         |
| Eff Yr Blt:   |              |
| Alt LUC:      |              |
| Alt %:        |              |
| Jurisdict:    | G6           |
| Fact:         | .            |
| Const Mod:    |              |
| Lump Sum Adj: |              |

**INTERIOR INFORMATION**

|               |                    |
|---------------|--------------------|
| Avg Ht/FL:    | STD                |
| Prim Int Wal: | 1 - Drywall        |
| Sec Int Wall: | %                  |
| Partition:    | T - Typical        |
| Prim Floors:  | 3 - Hardwood       |
| Sec Floors:   | 4 - Carpet 25%     |
| Bsmt Flr:     | 4 - Carpet         |
| Subfloor:     |                    |
| Bsmt Gar:     |                    |
| Electric:     | 3 - Typical        |
| Insulation:   | 2 - Typical        |
| Int vs Ext:   | S                  |
| Heat Fuel:    | 1 - Oil            |
| Heat Type:    | 3 - Forced H/W     |
| # Heat Sys:   | 1                  |
| % Heated:     | 100 % AC: 50       |
| Solar HW:     | NO Central Vac: NO |
| % Com Wal     | % Sprinkled        |

**DEPRECIATION****CALC SUMMARY****COMPARABLE SALES****REMODELING****RES BREAKDOWN****NET UNIT****EXTERIOR****INTERIOR****ADDITIONS****KITCHEN****BATHS****PLUMBING****ELCTRIC****HEATING****GENERAL****TOTALS****1****8****4****1**